

SUBDIVISION ANALYSIS

August 27, 2008

S-30-2008

201 Commerce Center Subdivision – No. 2

4350 West 2100 South

M Zone

3 Lots

78.7 Acres

BACKGROUND:

Greg Haehl, representing the Argent Group, is requesting preliminary and final plat approval for the 2nd phase of the 201 Commerce Center Subdivision. The subject property is presently vacant and is located in the manufacturing zone.

ISSUES:

The proposed subdivision is being requested in order to divide the existing property into 3 more commercial lots. Although the subdivision comprises 3 lots, it will also contain 2 remainder parcels which will eventually be platted as additional lots are needed.

Access will be gained by the 2100 South frontage road and from Links Drive. The Planning Commission may remember that Links Drive was dedicated as part of the first plat as well as a portion in front of the Quartzdyne lot. The cross section to be used here as well as future rights-of-way will be 66 feet. A parkstrip and sidewalk will be located on one side of the roadway which is standard in the manufacturing zone. It has yet to be determined which side of the right-of-way these improvements will be located.

Lots 201-203 will gain access via New Commerce Drive. Internal access will be accomplished by access easements. Although the subdivision plat will denote these easement locations, the developer will need to record documents that set forth the conditions upon which these easements will be used. New Commerce Drive will be a dedicated street and therefore maintained by the City. All internal access points will be managed by the Master Association.

Within the next week or so, staff will be scheduling the conditional use permit to be reviewed by the Planning Commission. At that time, staff and agency comments will be more thoroughly addressed as part of the that process. The subdivision plat will contain easements dedication of right-of-way and other information applicable to the division of property.

STAFF ALTERNATIVES:

1. Approve the 201 Commerce Center No. 2 Subdivision subject to a resolution of staff and agency comments.
2. Continue the application in order for the developer to address the Planning Commissions concerns.